



23 The Drive, Worthing, BN11 5LN

Price Guide £450,000

Price guide £450,000 to £465,000A beautifully presented four bedroom family house conveniently located within the Elm Grove School Catchment area, with West Worthing Railway Station being just a short walk away. The bright and spacious accommodation comprises living room, dining room, fitted modern kitchen, conservatory, family bathroom, four bedrooms with the master bedroom having an en-suite shower room. Further benefits include off street parking, westerly rear gardens and NO ONWARD CHAIN.



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Ground floor

Double glazed front door leading to:

Entrance lobby

Door to:

Entrance hall

Stairs leading to the upper floors and a picture rail.

Living room

13'2 into bay x 10'5 into recess (4.01m into bay x 3.18m into recess)

Radiator, recess shelving, double glazed windows to bay, picture rail, and ornate ceiling coving.

Double doors leading to;

Dining room

11'3 x 10'8 into recess (3.43m x 3.25m into recess)

Radiator, double glazed window and ceiling coving.

Kitchen

13'5 x 8'1 (4.09m x 2.46m)

Amtico flooring with a range of wall and base units with work surfaces incorporating a single drainer sink unit with cupboard under. Integrated double oven, built in four burner electric hob with extractor fan over and plumbing for washing machine. Space for dishwasher, tumble dryer, splash back tiling and integrated fridge/freezer. Understairs storage space, wall mounted gas boiler, two double glazed windows to side, ceiling coving and inset ceiling spot lighting.

Double glazed doors:

Conservatory

7'5 x 7'2 (2.26m x 2.18m)

Amtico flooring, double glazed windows to three sides and a double glazed door to the rear garden.

First floor

Stairs leading to the second floor.

Bedroom 2

11'7 x 11'4 upto wardrobe & into recess (3.53m x 3.45m upto wardrobe & into recess)

Two fitted wardrobes with drawers, double glazed windows to the front, radiator and a picture rail.

Bedroom 3

11'4 x 8'4 (3.45m x 2.54m)

Double glazed window overlooking the rear gardens and a radiator.

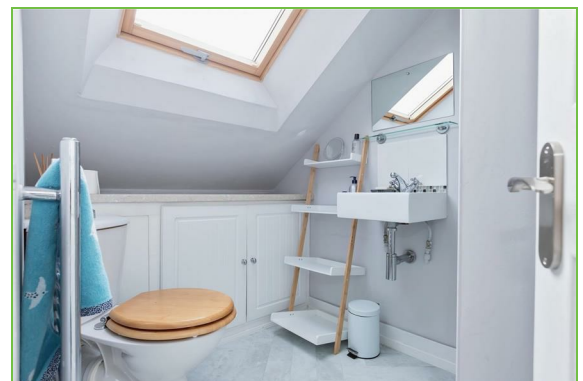
Family bathroom

A white suite comprising paneled bath with mixer tap and a shower attachment with a glass shower screen, pedestal wash basin, low level wc, part tiled surround, double glazed window, wall mounted medicine cabinet, heated towel rail and inset ceiling spot lighting.

Bedroom 4

7'8 x 6' plus door recess (2.34m x 1.83m plus door recess)

Double glazed window and ceiling spot lighting.



Second floor lobby

Double glazed window and door to:

Master bedroom

18'6 into eaves x 9'4 (5.64m into eaves x 2.84m)

Double glazed dormer windows with far reaching westerly views, built in wardrobe, eaves storage, radiator, Velux window with views towards the south downs national park and inset ceiling spot lighting.

En-suite shower room

Modern suite comprising mains shower with bi-folding door, wash basin, low level wc, eaves storage, heated towel rail, Velux window with far reaching views and inset ceiling spot lighting.

Front garden

Brick paved with off street parking for one vehicle.

Rear garden

Paved area leading to a well established westerly aspect lawned garden with mature trees and shrubs, flower beds and rear access.

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